

The Greater Harrodsburg/ Mercer County Planning and Zoning Commission



109 Short Street
Harrodsburg, Kentucky 40330
859/734-6066

DATE: Monday August 14, 2006

**PLACE: Harrodsburg City Commission
Meeting Room (upstairs)**

TIME: 5:30 P.M.

Planning and Zoning Commission Meeting Agenda

1. Chairperson calls the meeting to order:

1. Roll Call of Members
2. Approval of minutes of the July 10, 2006 & July 27, 2006 commission meetings.

2. Old Business:

None

3. New Business:

Consent Agenda

1. **Minor Plat – Gullett Property** – submitted by Bobby & Thelma Gullett for the purpose of off-conveying 3 tracts totaling 17.778 acres on Cornishville Rd. in Mercer County, KY. The zoning map indicates this property is zoned A-2 (Agricultural - Rural Residential)
2. **Minor Plat – Terrapin Station Farm** – submitted by Monica Seuss for the purpose of creating 3 tracts totaling 45.97 acres located at 1110 Fairview Rd in Mercer County, KY. The zoning map indicates this property is zoned A-2 (Agricultural - Rural Residential)

Major Plats

1. **Final Plat Amendment #1 – Colton Commerce Center** – submitted by McGlone Construction, Inc. for the purpose of combining lots 10 & 11 to form lot 10A of the Colton Commerce Center final plat. The property is located on Colton Dr. in Harrodsburg, KY. The zoning map indicates this property is zoned B-3 (Central Business).
2. **Site Plan – LCM Business Center** – submitted by LCM Development, LLC for the purpose of gaining approval for construction of a 7,500 ft² commercial structure located on lot 10A of the Colton Commerce Center. The property is located on Colton Dr. in Harrodsburg, KY. The zoning map indicates this property is zoned B-3 (Central Business).
3. **Final Plat Amendment – Lee Oak Estates – Section 2** – submitted by Ralph Phillips for the purpose of adjusting lots lines on lots 19 & 20 of section 2 of the Lee Oak Estates final plat. The property is located on Lee Oak Cir. in Mercer County, KY. The zoning map indicates this property is zoned R-1 (Residential – Single Family)
4. **Final Plat Amendment – Lee Oak Estates – Section 3** - submitted by Ralph Phillips for the purpose of combining portions of lot 43 with lots 19 & 20 of section 2 of the Lee Oak Estates final plat and to combine the remaining portion of lot 43 with lot 42 of section 3 of the Lee Oak Estates final plat. The property is located on

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Kabler Dr. in Mercer County, KY. The zoning map indicates this property is zoned R-1 (Residential – Single Family)

5. **Preliminary Plat – RDL Enterprises, LLC** – submitted by Lee Claunch for the purpose of gaining preliminary approval for 27 residential building lots totaling 5.227 acres located off Shewmaker Ln. in Harrodsburg, KY. The zoning map indicates this property is zoned R-2 (High Density Residential).
6. **Improvement Plans – RDL Enterprises, LLC** – submitted by AGE Engineering for the purpose of gaining improvement plan approval of 27 residential building lots totaling 5.227 acres located off Shewmaker Ln. in Harrodsburg, Kentucky. The zoning map indicates this property is zoned R-2 (High-Density Residential).
7. **Final Plat Amendment #2 – Commerce Park IV** – submitted by Site, Inc for the purpose of combining a portion of lot 6 from Commerce Park Section III and a portion of the remaining land of Michael & Carol Conover to create lot 11 of Commerce Park IV totaling 4.06 acres. The property is located on Commerce Dr. in Harrodsburg, KY and the zoning map indicates this property is zoned B-2 (General Business).
8. **Site Plan – Retail Property** – (to be renamed) submitted by Site, Inc. for the purpose of gaining approval to construct a 24,000 ft² commercial structure located on Commerce Dr. in Harrodsburg, KY. The zoning map indicates this property is zoned B-2 (General Business).
9. **Improvement Plan Amendment – Wal-Mart** – submitted by Site, Inc. for the purpose of amending the road width of Joseph Drive from 32' to 27'. The zoning map indicates this property is zoned B-2 (General Business).

4. Communication-Bills-Personnel:

1. **Treasurer's Report** - Financial Statements (July 2006)
2. **Executive Director's Report**
 - a. Revised Fee Schedule (resulting from filing fee increases)
 - b. Presentation by Chris Martin representing AFLAC
 - c. Palmer Engineering recommendations
 - d. Placement of Pins in subdivisions
 - e. Text amendment regarding front setbacks
3. **List of Unpaid Bills**
4. **Attorney's Report**
5. **Committee Reports (if any)**

5. Executive Session (if needed)

6. Adjournment